

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for August 02, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 06044

PROPOSAL: From R-2 Residential to B-1 Business in Walton

LOCATION: Southwest of A Street and Maxwell Street (118th Street) in Walton (south of the former Walton Trail Company)

LAND AREA: 7'440 square feet of described area (124' X 60')

EXISTING ZONING: The north 22 feet of Lot 9 is currently zoned B-1. The remaining 38' of the parcel is zoned R-2 Residential.

CONCLUSION: This is not in conformance with the Comprehensive Plan, is lacking full urban services and will likely impact existing sound residential uses.

RECOMMENDATION:

Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 9 and the north 16 feet of Lot 8, Block 2 Walton, located in the NE 1/4 of Section 31, Township 10 North, Range 8 East, Lancaster County NE

EXISTING LAND USE: There is a residential building on the site. It is currently being demolished.

SURROUNDING LAND USE AND ZONING:

North: Former Walton Trail building, under demolition, zoned B-1 Business
South: Two residential dwellings and the Walton Trail, zoned R-2 Residential
East: residential dwelling, zoned R-2 Residential
West: residential dwelling, zoned R-2 Residential

ASSOCIATED APPLICATIONS: None

HISTORY: The area was zoned A-2, Single Family Dwelling District until it was updated to R-2, Residential during the **1979** zoning update. Walton was established in **1880**.

COMPREHENSIVE PLAN SPECIFICATIONS: This is in the Tier I, Priority B area of the Lincoln Future growth Tiers. This parcel is shown as Residential, Urban, abutting Commercial (note, the Land Use Plan designation mirrors the zoning at this location).

UTILITIES: Walton SID provides water from the Cass County Rural Water District. Fire flow is not provided. Sewer in the community is by individual systems. Lincoln Electric System.

TOPOGRAPHY: flat with a slight drop to the south.

TRAFFIC ANALYSIS: 'A' Street is a paved, mile section county road. Maxwell is a local gravel county road.

PUBLIC SERVICE: Southeast Rural Fire, with stations at 84th and Holdrege and at 7700 Pine Lake Road, located four and seven miles distant. A Basic Life Support department. Lancaster Sheriff.

REGIONAL ISSUES: NA

ENVIRONMENTAL CONCERNS: NA

ALTERNATIVE USES: All uses provided in the R-2 district.

ANALYSIS:

1. This request is for a change of zone from R-2 Residential to B-1 Business on the parcel of land immediately south of the former Walton Trail Company at 'A' Street and Maxwell Street in Walton.
2. The applicant states they need the change of zone because they plan to put the business septic system on this lot. The Building and Safety Department states commercial zoning is not required for the septic system.
3. This abuts business zoning and a former business use to the north. Residential uses abut this property on the other three sides and are in good condition.
4. This is not in conformance with the Comprehensive Plan Map. Full urban services are not expected for 12 to 25 years.
5. Possible future business expansion with this zoning (if approved) would impact the surrounding residential uses and the gravel county road.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner

DATE: July 12, 2006

APPLICANT: William R. and Lisa J. Ross
20912 A Street
Eagle, NE 68347
(402) 781-9311 or (402) 489-5156
Email: M50789@netzero.net

OWNER: Same

CONTACT: Same

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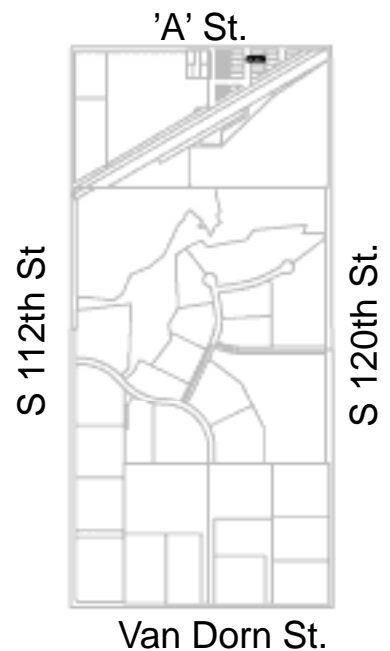
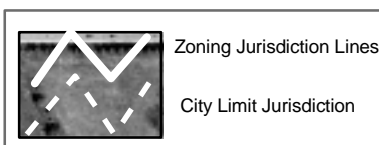
2005 aerial

Change of Zone #06044 'A' Street & Maxwell Street, Walton

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

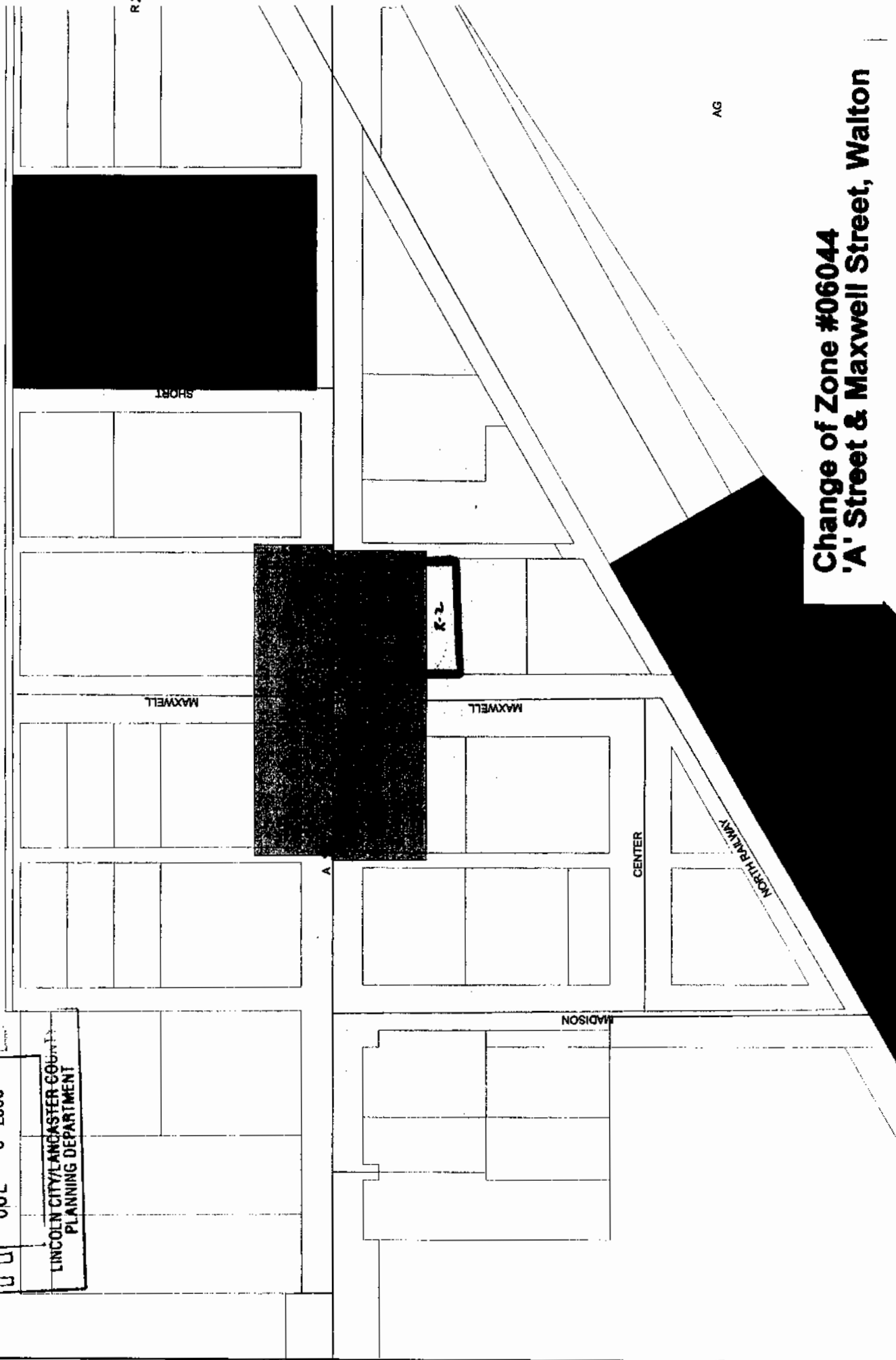
One Square Mile
Sec. 31 T10N R08E



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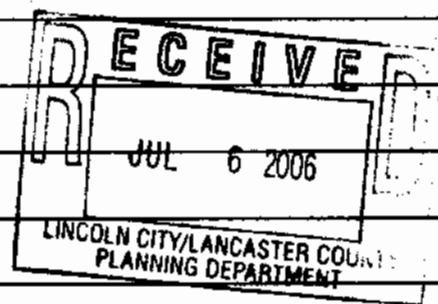
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT



AG

Change of Zone #06044
'A' Street & Maxwell Street, Walton

We request the zoning change because we would like to tear down the buildings that are on the property now and use the lot for our business. The R2 lot is where we would like to put our septic for the business, but we can not use the residential (septic) for commercial use. We would like to change the split lots - to one zoning.



Change of Zone #06044
'A' Street & Maxwell Street, Walton

Lancaster

County

Engineering

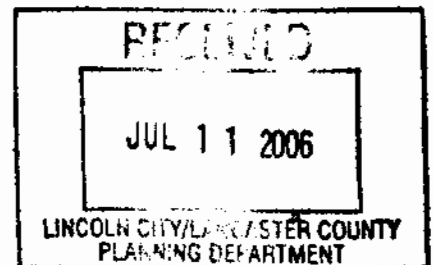
Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: July 10, 2006
TO: Mike DeKaib
Planning Department
FROM: Larry V. Worrell
County Surveyor
SUBJECT: CHANGE OF ZONE #06044
B1 TO R2 IN WALTON

Upon review, this office has no direct objections to this submittal.



LVW/bml

Phyllis/Zone/#06044 Change of Zone.Mem



Terry A Kathe/Notes
07/12/2006 02:46 PM

To Michael V Dekalb/Notes@Notes
cc
bcc
Subject CZ06044

Mike-

If the utilities are below grade, this department does not have a problem with locating a septic system in the residential district.

TK